Karen Johnson Davidson County
Batch# 1387603 DEEDWARR
03/03/2026 11:02:30 AM 4 pgs
Fees: $23.00 Taxes: $991.60
20260303-0016655

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/27/26
(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-5028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mercadies Burns	New Owner	149-07-0E-019.00-CO
(NAME)	(NAME)	
1418 Sweet Shrub Loop		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Sixty-Eight Thousand And No/100 Dollars ($268,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TANNER ELLIOTT BROWN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MERCADIES BURNS, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in Davidson County, Tennessee, being Unit No. 1418 of Canyon Ridge Phase 3, a Townhome Planned Unit Development, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Canyon Ridge Phase 3, a Townhome Planned Unit Development, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING the same property conveyed to Tanner Elliott Brown, unmarried man, by Special Warranty Deed from NVR, Inc., t/a Ryan Homes, Inc., a Virginia corporation, dated 5/23/2025 and recorded 5/23/2025 in Instrument No. 20250523-0040793; and being part of the same property previously conveyed to NVR, Inc., a Virginia corporation T/A Ryan Homes by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated 2/18/2025 and recorded 2/18/2025 in Instrument No. 20250218-0011780; and being part of the same property previously conveyed to Green Trails, LLC, a Tennessee limited liability company, by Special Warranty Deed from Starwood Properties Five, LLC, a Tennessee limited liability company, dated 1/22/2020 and recorded 1/27/2020 in Instrument No. 20200127-0009103, and as corrected by Affidavit of Scrivener's Error dated 7/20/2020 and recorded 7/27/2020 in Instrument No. 20200727-0081802, Register's Office for Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 1418 Sweet Shrub Loop, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23 day of Feb., 2026.

Tanner Elliott Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, TANNER ELLIOTT BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of Feb., 2026.

Notary Public

My commission expires: 4-8-2028 (seal)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Devon J. Sutherland, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/26/26.

Affiant Signature

3/2/26
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of March, 2026.

Notary's Signature

My Commission Expires: 9/27/26
Date

Notary's Seal

